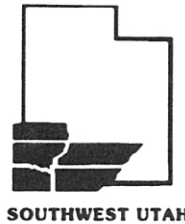


# Five County Association of Governments

1070 West 1600 South, Building B  
St. George, Utah 84770

Fax (435) 673-3540



Post Office Box 1550  
St. George, Utah 84771

Office (435) 673-3548

## **\*\* MEMORANDUM \*\***

**TO: ALL STEERING COMMITTEE MEMBERS AND INTERESTED PARTIES**

**FROM: GARFIELD COUNTY COMMISSIONER JERRY TAYLOR, CHAIR**

**DATE: OCTOBER 31, 2022**

**SUBJECT: STEERING COMMITTEE MEETING, AT 1:30 P.M. MST ON WEDNESDAY, NOVEMBER 9, 2022 IN CEDAR CITY, UTAH**

THE NEXT MEETING OF THE STEERING COMMITTEE WILL BE HELD ON **WEDNESDAY, NOVEMBER 9, 2022 AT 1:30 P.M. MST** AS AN IN-PERSON MEETING. THE MEETING LOCATION IS: **FESTIVAL HALL; COMBINED ROOMS 5&6; ADDRESS: 105 N. 100 E., CEDAR CITY, UTAH.**

MATERIALS ARE ATTACHED TO ASSIST BOARD MEMBERS IN PREPARING FOR THIS MEETING AND TO INFORM OTHER INTERESTED PARTIES, SUCH AS MAYORS, OTHER COUNTY COMMISSIONERS, CLERKS, AND OTHER OFFICIALS, AND THE PUBLIC OF WHAT WILL BE TAKING PLACE DURING THIS MEETING OF OUR ASSOCIATION'S GOVERNING BODY.

PLEASE REVIEW ALL MATERIALS AND ADDRESS ANY QUESTIONS OR CONCERNS TO THE AOG STAFF, C/O EXECUTIVE DIRECTOR BRYAN D. THIRIOT. STAFF WILL THUS BE ABLE TO RESEARCH ANSWERS TO YOUR QUESTIONS OR CONCERNS PRIOR TO THE STEERING COMMITTEE MEETING.

WE LOOK FORWARD TO BOARD MEMBER PARTICIPATION IN THIS MEETING IN CEDAR CITY.

**PLEASE NOTE:** WHILE IN-PERSON ATTENDANCE BY STEERING COMMITTEE MEMBERS IS PREFERRED AND ENCOURAGED, A STEERING COMMITTEE MEMBER MAY PARTICIPATE VIA A ZOOM MEETING, IF NECESSARY, IN ORDER FOR THEM TO JOIN IN THE MEETING. ALSO, PRESENTERS MAY ALSO UTILIZE THIS METHOD IF NECESSARY. THE PUBLIC MAY USE THE ZOOM LINK IN ORDER TO PARTICIPATE IN THE SCHEDULED PUBLIC HEARING. INFORMATION ON HOW TO DO SO IS PROVIDED AS AN ATTACHMENT.

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SOUTHWEST UTAH

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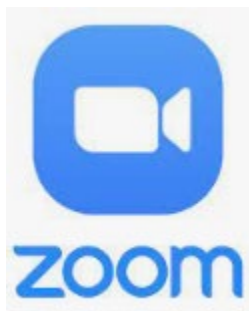
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## \*\*\* A G E N D A \*\*\*

### STEERING COMMITTEE MEETING FESTIVAL HALL; COMBINED ROOMS 5&6; ADDRESS: 105 N. 100 E., CEDAR CITY, UTAH WEDNESDAY, NOVEMBER 9, 2022 1:30 P.M. MST

- I. WELCOME BY GARFIELD COUNTY COMMISSIONER JERRY TAYLOR, CHAIR
- II. PLEDGE OF ALLEGIANCE *(Led by Invitation of the Chair)*
- III. MINUTES – OCTOBER 19, 2022 STEERING COMMITTEE MEETING - REVIEW AND APPROVE *(Chair)* [REQUIRES A MOTION & VOTE] - {2 minutes}
- IV. CDBG FIRST PUBLIC HEARING FOR APPLICATION BY FCAOG *(Cody Christensen, Associate Planner, FCAOG)* [CHAIR OPENS & CLOSSES THE PUBLIC HEARING] - {5 minutes}
- V. ANNUAL BOARD TRAINING - OPEN MEETINGS/ETHICS *(Johnnie Miller CEO, Utah Counties Indemnity Pool)* - {20 minutes}
- VI. SHAPE UTAH'S FUTURE -VISIONING *(Discussion with Laura Hanson and Representatives of Utah Governor's Office of Planning and Budget:)* - {1.5 hours}
- VII. COMMUNITY DEVELOPMENT SERVICE *(Glade Nielson and Karen Peterson, Sunrise Engineering)* - {10 minutes}
- VIII. CONGRESSIONAL STAFF UPDATES - {5 minutes}
- IX. STATE AGENCY UPDATES - {5 minutes}
- X. UNIVERSITY UPDATES - {5 minutes}
- XI. LOCAL AFFAIRS DISCUSSION - {5 minutes}
- XII. ADJOURN [CHAIR'S PEROGATIVE TO CALL THE MEETING ADJOURNED]

**Equal Opportunity Employer/Program:** Auxiliary aids and services are available upon request to individuals with disabilities by calling Jen Wong, Human Resources Director, (435)673-3548 ext. 127. Individuals with speech and/or hearing impairments may call Relay Utah by dialing 711. For Spanish Relay Utah call: 1(888)346-3162.



## **ZOOM MEETING INFORMATION**

Board Members and presenters may utilize the link to participate in the meeting. Members of the public participating in the CDBG Public Hearing portion for Agenda Item # IV, may utilize the ZOOM video conference in order to participate.

### **Here is the ZOOM meeting information:**

**Topic:** Steering Committee

**Time:** Wednesday, November 9, 2022 at 1:30 PM MST

### **Join ZOOM meeting via direct link:**

<https://zoom.us/j/98697043631?pwd=MWIVYStsd0dDlpQQUE3NzkyZW5lUT09>

If joining from the Zoom app you may use the following:

**Meeting ID:** 986 9704 3631

**Passcode:** 12345



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**MINUTES**  
**FIVE COUNTY ASSOCIATION OF GOVERNMENTS**  
**STEERING COMMITTEE MEETING**  
**WEDNESDAY, OCTOBER 19, 2022 at 1:30 P.M.**

FESTIVAL HALL; COMBINED ROOMS 5&6; ADDRESS: 105 N. 100 E., CEDAR CITY, UTAH (ANCHOR LOCATION).  
MEETING WAS ALSO PROVIDED VIA A GOTOMEETING VIDEO CONFERENCE.

**MEMBERS IN ATTENDANCE IN-PERSON**

Commissioner Jerry Taylor, Chair  
Commissioner Gil Almquist  
Commissioner Wade Hollingshead  
Dale Brinkerhoff  
Hurricane City Mayor Nanette Billings  
Milford City Mayor Nolan Davis  
Tyler Fails

**MEMBERS IN ATTENDANCE VIA VIDEO**

Commissioner Andy Gant, Vice-Chair

**MEMBERS EXCUSED**

Commissioner Paul Cozzens  
Escalante City Mayor Melani Torgersen  
LaRene Cox  
  
Ralph Perkins  
Henrie Walton (ex-officio, non-voting member)

**OTHERS IN ATTENDANCE**

Bryan Thiriot  
Gary Zabriskie  
Nate Wiberg  
Kevin Smedley  
Cody Christensen  
Cindy Bulloch  
Heath Hansen  
Kyle Wilson  
David Busk  
Rebecca Dilg  
Katie Williams  
Kelly Stowell

**IN ATTENDANCE VIA VIDEO**

Vikram Ravi

**REPRESENTING**

Garfield County Commission  
Washington County Commission  
Beaver County Commission  
Iron County School Board  
Washington Co. Mayor's Representative  
Beaver County Mayor's Representative  
Beaver County School Board

**REPRESENTING**

Kane County Commission

**REPRESENTING**

Iron County Commission  
Garfield County Mayor's Representative  
Washington County School Board and Congressman Chris Stewart (Wash. Co.)  
Garfield County School Board  
Dixie State University

**REPRESENTING**

Five County AOG Executive Director  
Five County AOG Deputy Dir./Chief Technology Officer  
Five County AOG Senior Planner  
Five County Associate Planner  
Five County Associate Planner  
Congressman Chris Stewart  
Senator Mike Lee  
Senator Mitt Romney  
Workforce Services  
Executive Director, Utah Broadband Office  
Public Involvement Specialist, Horrocks Engineers  
Executive Director at CEBA

**REPRESENTING**

National Telecommunications and Information Admin.

**AGENDA ITEM I. WELCOME BY CHAIR**

At 1:40 p.m., Garfield County Commissioner Jerry Taylor, as Steering Committee Chair, welcomed everyone to the Five County Association of Governments Steering Committee meeting, and acknowledged that there was a quorum with seven Steering Committee members in attendance in-person and one Steering Committee member, Commissioner Andy Gant (Kane County Commission), being online. He said that he appreciated the patience of those that were in attendance, both on the Board and in the audience, as they could not start the meeting without having a quorum present.

**AGENDA ITEM II. PLEDGE OF ALLEGIANCE**

The Chair then asked Commissioner Gil Almquist to lead the group in the Pledge of Allegiance.

**INTRODUCTION OF NEW STAFF**

The Chair turned time over to Mr. Nate Wiberg, Senior Planner at the Five County Association of Governments to introduce two new AOG staff members in the Community and Economic Development division at the Association. Mr. Wiberg explained that Alyssa Gamble, who was a planner with the AOG for the past two years, and who managed the CDBG program in this region, left to go work for the state of Utah in Salt Lake. He introduced Mr. Cody Christensen who is a new Associate Planner at the Association and will be managing the CDBG program and provide community planning. Mr. Christensen said that he used to be at the Uintah Basin Association of Governments, and when there, he managed the CDBG and CIB program there for ten years, and then moved down to southwest Utah where he was a schoolteacher, for a while, down in Washington County. He said he was happy to be back at an association of governments. Mr. Wiberg introduced Mr. Kevin Smedley, also a new Associate Planner at the Association. Mr. Smedley said that he worked for 25 years in Southern Nevada as a planner, and then retired. He said that after a couple of years, he saw this opportunity and is excited to help the communities in this region do their general plans. Mr. Wiberg added that Mr. Smedley worked with the rural communities throughout Southern Nevada, so he comes with a ton of experience. He said that both of them bring lots of experience, and we are glad to have them on board.

The Chair asked if the planners could go out and spend some time with each community, go to their city council meetings and get to know the mayors. The Chair asked how many cities and towns we have in the region. Mr. Wiberg explained that we have 38 incorporated cities and towns in the region and the five counties.

Mr. Gary Zabriskie, Director of Community and Economic Development at the Five County Association of Governments, explained that the position that Mr. Smedley was hired for is not a circuit rider planner like Garfield and Iron County had before. He said that this position is specific to a legislative funding for a period of five years wherein the Association will assist in the preparation of five or six general plans per year for the next five years, so that there will be twenty-five of those updated general plans, or up to thirty, depending on how many he can do in one year. He explained this will be primarily for the smaller rural cities and towns, and counties selected through a prioritization process, through a survey that the community development staff at the Association are conducting right now, to determine where the greatest need is, and which

ones need to be done first. Mr. Zabriskie said that because we can only do five or six each year, some are going to have to wait two, or three, or four years, to get a general plan updated, but added that this is better than not ever getting them updated.

The Chair asked if the Steering Committee could see what the priorities are of which entities staff are going to knock off first. Mr. Smedley explained that we are doing these surveys, and then staff will set the priority of what we are doing. The Chair said the Steering Committee looks forward to seeing some of that. Mr. Zabriskie added that this is something we have wanted to see for a long time, which is the ability of going out and doing general plans again. He said that the Association used to in the past when we had enough staffing, and the ability through our CDBG funding to do that. He said that he is very pleased now that the Utah Legislature has finally seen fit to fund a planner in each region to specifically go out and do general plans with communities. He said that this will be Mr. Smedley's sole task. The Chair finished this discussion by saying that he would really like to see the planners out in the communities that are served, and to be out there so the people that the organization serves see them and knows that they are there to do good things out there.

### **AGENDA ITEM III. APPROVAL OF MINUTES FROM AUGUST 10, 2022 MEETING**

The Chair asked if everyone had a chance to read those minutes, and if they had any questions, comments, or concerns? He then called for a motion for approval of the minutes for the previous August 10, 2022 Steering Committee meeting held in Panguitch.

**Mr. Dale Brinkerhoff moved to approve the minutes as presented. The motion was seconded by Mayor Nolan Davis.**

The Chair after asking for any needed discussion, and seeing there was none, called for a vote.

**The vote of the members in-person and on the videoconference was unanimous in the affirmative to approve the minutes as presented.**

### **AGENDA ITEM IV. UTAH BROADBAND CENTER STATEWIDE DIGITAL CONNECTIVITY PLAN PRESENTATION**

The Chair turned the time over to Ms. Katie Williams, Public Involvement Specialist with Horrocks Engineers, who said she is part of a team that was brought on board to help put together the statewide Digital Connectivity Plan (DCP). Ms. Williams said that joining online was Vikram Ravi who represents the National Telecommunications and Information Administration (NITA), who is the state representative, as a resource through the planning and implementation of this effort. She said that what they were here to talk about was a piece of the NTIA funding that is allocated to aid in broadband infrastructure and expansion in the states. She said that this is a big opportunity to bring connectivity to every home in the state of Utah. She said that before, when the state was offered infrastructure funds through the Cares Act, cities and municipalities were left with the decision of either to do infrastructure projects with this, or do broadband, and a lot of the times the answer was infrastructure. She said that this money that has been allocated is specifically to broadband and broadband infrastructure. She explained that this program is divided up into four separate pots. She said that the first is the BEAD program, which is Broadband Equity Access and Deployment, which is the biggest chunk of it as it is \$42 billion, of which our state will



receive a minimum allocation of \$100 million. She said the other pots are the Digital Equity Act (nationally \$2.75 Billion), the Tribal Connectivity Program (\$2 Billion), and the Enabling Middle Mile Broadband infrastructure program (\$1 Billion). Ms. Williams said she and Ms. Dilg were there to talk about the BEAD program and a little bit about the Digital Equity Act, which will be under their purview. She said that the state of Utah stands to receive additional funding based on unserved and underserved areas that they identify in the state. She explained that unserved means users have speeds of less than 25mbps download with 3mbps upload, and that to be considered underserved is under 100mbps download speed. She said that what they are doing right now is the planning phase. She said that in order to qualify for this funding, and mandated by a statute from the state, they are required to put together a digital connectivity plan. She said that this digital connectivity plan will lay out what the next five years of broadband expansion looks like in the state, and a prioritization of those unserved and underserved areas. She explained that this will also be combined with the digital equity plan that is being put together right now through the state library. She said that they are tracking their efforts concurrently to make this one document that they will then submit to the NTIA for that additional formula-based funding. She explained that right now they have been allocated some planning funding, but there will be additional planning funds from the NTIA. She said that the Broadband Center will be doing some subgrants of planning funds for digital equity and for broadband connectivity to cities, to counties, and to AOGs, and that funding will become available soon. She said that they have a lot to do before the spring comes as their deadline for submitting to NTIA is May of 2023, so between now and then, they have a lot of places to visit and a lot of people to talk to, in order to get an idea of what connectivity looks like in each community, what plans those communities have for your connectivity, etc., so that they can match those plans with infrastructure projects. She said that they are coming around to entities like the AOGs and will be doing some county visits specifically to get into really the nitty gritty and the details of what it is like in each area. She said that they will be coordinating those with county offices and city offices and using those as a workshop opportunity to dive into the details, and understand what each entity needs in their community. She said that they are also doing a lot of data collection right now, and asset mapping.

Mr. Bryan Thiriot, Executive Director at the Five County Association of Governments, asked if there was a match requirement. Ms. Williams said that, at this point, there is not a matching requirement. She said that all of this will all take place over the fall, winter, and into the spring, after which they will submit the five-year plan to the NTIA who will then review their application, and then decide about how much funding the state should get for implementation of that plan. She said that is where the rubber meets the road as that will be where the state can start building out networks and connecting people. She talked a little bit about their approach to community engagement. She said that they need to hear from all sorts of stakeholders, whether that is schools, school boards, hospitals, libraries, county government, city government, etc. She said that they will be doing some county visits that they will invite all to and they would like to sit down and discuss what connectivity looks like in those communities, and what they need as far as infrastructure to expand connectivity. They also want to know what each community's development patterns look like, and what their economic plans for the future are. She said this is so that they can better support the entities in getting everyone connected. She closed by saying that they will be in touch in the coming months.

The Chair thanked the presenters for their presentation.



**AGENDA ITEM V. PUBLIC HEARING FOR FIVE COUNTY AOG APPLICATION TO THE UTAH PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) FOR OUR OFFICE BUILDING REMODEL/RENOVATIONS & ADDITION**

The Chair turned the time over to Mr. Gary Zabriskie to describe the proposed project funding application from the Five County Association of Governments to the Utah Permanent Community Impact Fund Board. The Chair said that he would open the public hearing after the project is presented.

Mr. Zabriskie explained that this project has been discussed by the management team at the Association for several years and a recent situation brought this to a much greater urgency. He explained that the office building in the Tonaquint Center High-Tech Business Park in St. George is owned by the Five County Association of Governments. The purchase of the one-acre property and building was funded completely with a Community Development Block Grant (CDBG) allocation in 2001. He said that remarkably, we were able to acquire the one acre of land and the building "built-to-suit" for approximately \$900,000 back in 2002, and the structure is just shy of 10,000 square feet. He said that for insurance purposes, with our insurer, the Utah Counties Indemnity Pool (UCIP), the building itself recently appraised for \$2.75 million, which is the replacement cost for the building.

He explained that this project is to remodel, do renovations such as the plumbing, and also construct a free-standing addition behind our office building, as well as several other site improvements. He said that the building is not fully functional for our use because we have added more staff, have more storage needs, and to accommodate those we need to rearrange the inner workings of the building. He explained that we will turn what was called in the original building design "the library", which has really been mainly a storage room forever, into staff space. That is a room where we store our permanent repository of our governing board's minutes binders, as well as brochures, and other printed material that we distribute. He said it is also where we store and dispense our aging services products that they take out to the clients, like the Ensure high-protein drink products that they take out to elderly clients. He said the Association receives a truckload of that product on pallets and then it needs to be broken down to smaller quantities and stored in the "library". He said that product has to be kept in climate-controlled storage.

Mr. Zabriskie further explained that we are proposing addressing employee security issues in the building. He said that the building was originally designed back before workplace safety and client file confidentiality moved to the forefront of concerns for agencies like ours. He explained that the St. George Police Department was engaged a few years ago to provide an employee safety audit of this building and they made strong recommendations that the public should be restricted from freely accessing employee work areas. This is just not possible with the current design of the building, as the restrooms in the building are located at both the west end and at the east end of the building. He said that this necessitates the public passing by open work area cubicles and open offices. The proposed project would construct a new public restroom in one half of the receptionist area in the front lobby and install keypad-controlled employee access doors in three hallways that will create a separation between public and employee work areas in the building. The receptionist area will be built as an enclosed room, but it will not feel to the receptionists inside like they are in a box, because the front corner of that receptionist office, in the way the architect has designed it, will have a glass corner, and will have a sliding glass service window

between the receptionist room and the public. He explained that this is so when the public comes there, they will have some separation. He said that right now, the receptionist is just out in the open. He stated that it is critical to segregate public areas and employee work areas as we have a lot of employees, like the aging program's case managers that are in there at all hours. He said that many come back in, late in the day, after going out and visiting with clients in the field, and then work there into the early evening doing their reports. They feel unsecured, because somebody, if an evening meeting is taking place in the conference room of the building, can come into other parts of the building seeking a restroom and wander around.

The connected public lobbies, in both the front (south side) and rear (north side) of the building, as well as the conference room, where public meetings are held, will be freely accessible by the public. He said that as we don't currently have one in the building, a refrigerated public drinking fountain, with a water bottle filler, accessible in the public area, is planned to be included in the project.

Mr. Zabriskie said that the Association will turn that library area into two fixed offices and four flexible cubicle spaces so that will give us space for six more spaces where staff can be there, as we see necessary increases over the next several years in the need for additional aging services staff. He said that those case managers are only in the office a very short period of the day and then they go out and there with clients all day, so the increased staff will not necessitate additional required parking, as some come while others go. These aging staff come back and put their information into their computer system so that they bill Medicare, Medicaid, and those various funding sources. Because the Association is going to lose the current storage in the "library" room and a nearby storage closet, which will be used to expand the existing server/data closet, the Association is proposing to build a building behind (to the north side) of the current building that matches our building in its style and finish. He said that we need to do that quality of finish because our office building is in a business park complex where you just cannot put a "Tuff Shed" out back behind. He said that it has to be something that fits in. He said we are going to have a building built behind there that is approximately 300 square feet, that will be secure, to provide climate-controlled storage for all those things that we are currently storing inside the office building. He said the climate control will be with a Mitsubishi-type "split system" in there to keep it warm in the wintertime and cool in the summertime.

He said a major, extremely urgent, portion of this project is that we have a major problem with our sewer pipe under the slab of the building. In the twenty years we have been in this building, the sewer pipe through the length of the building has sunk down (dipped) due to soil compaction and we just spent about \$15,000 to get it functional, but that was not to fix the problem, it was just to allow us the use of both the east and west restrooms. The plumbing consultant brought in to surmise the problem said the problem will reoccur unless the pipe is accessed by cutting through the slab from above, removing the sewer pipe, re-compacting the soil, and replacing the sewer line. The estimate for just getting access to the pipe is \$24,000, and that does not include the cost of compaction and replacing the pipe. He said that there is at least a forty-foot length of the concrete slab, and may be longer, inside the building that has to be cut out in order to remove the failed sewer pipe, recompact the trench and put new pipe in, bury it, and pour new concrete over it, level with the existing floor. He explained that it is going to be a mess, and it is going to be dusty, and it will be noisy, but that is just what we must do. He said that because of the fact that our carpet is glued in place and is no longer available to patch, we will need to replace all of the

carpet in the building where carpet is currently found. We will use commercial carpet tiles for ease of future maintenance.

He said that another exterior project is our property's stormwater drainage. He said that we have a drainage system that was built twenty years ago and is now not functional. He said that when we get rainfall, water just collects on both sides of the building in the gutters and forms large lakes of water until it evaporates. He said that when our building was built, it was the first occupied building in the entire development, and the city required us, at that time, to detain the water in a cloudburst event. He said that we had to detain the water, and then slowly put it into the shallow wash. He said that since that time, due to the development of surrounding buildings they enlarged the wash, so it is about four times deeper than it was, and it is now lined with rock. He explained that now the water will be able to be sent straight into the wash. He said that back in 2002 the engineer of the AOG building site designed and the contractor built a system behind our building where they lined a wide trench with a special fabric and then put in large rocks in there. He said that the trench was about 200 feet long, about 7 feet deep, and about 14 feet across and it was designed so that water comes into one end of it, goes into there, and it was designed so that the voids between those eight-inch rocks that stores the water, and then it slowly lets it drain out. He said that the problem is the top of that fabric, due to age, has disintegrated. He said that unfortunately all the dirt that was on top has collapsed into it, filling the voids, so it's nonfunctional, so that entire area is going to be excavated and removed from the property, but they are going to have to be in there anyway to dig that out do the foundation to build the new climate-controlled storage building on. He said that because the system is now completed collapsed and no longer holds and passes the water to the adjacent wash. He said that the drainage portion of the project will include re-piping and redirecting the storm drainage directly to the wash. He explained that the cost of that is included with the other civil site work which totals \$75,000.

Finally, Mr. Zabriskie explained that the lighting in our building is 20-years-old and is all 4-tube drop-in fluorescent light fixtures in a suspended ceiling. He said that we have ninety of those fixtures in the office. He said that the starter ballast found in each of those fixtures used to be about \$29.00 to replace when one went out. He said that we have had those going out on a regular basis and they are now almost \$100.00 a piece, primarily because they do not manufacture them anymore, mainly because nobody uses fluorescent tubes anymore. He explained that the only real long-term solution is to replace the fixtures with new modern drop-in LED lighting panels. He said that we are proposing replacing all of the lighting fixtures with high-efficiency LED panels that have an estimated 100,000 hours of life in continuous operation. That is what all modern buildings now utilize they are also very energy-efficient. According to the electrical engineer, our use of energy-efficient LED lights will be about 25% of what we are spending on power right now for lighting.

He said that the final part of this project is we will be taking out the south wall of an existing storage closet in the northeastern part of the building, which is just north of the existing server room. We will be expanding the server room into that area. He said no one ever anticipated twenty years ago that we would have the amount of telecommunications and networking equipment that we have now. We have got a monitored alarm system, a digital VOIP phone system, we have all our servers for multiple office locations, and we have a security camera system in there. It is overloading the ability to keep that space cool. Also, if you have two service technicians come in there at the same time, they cannot function in that small of a space. He said

that we are going to expand that room, essentially doubling the size of the server room. But we are going to replace that storage space with new storage outside, so it is plus/plus win on that.

Mr. Zabriskie said that the Architect has nearly completed a thorough design of the project, which the Association is paying \$60,000 for, as match to this project, and we are looking at a total cost of all the project elements that we are in need of funding totaling \$739,000. He said that this includes a contingency amount which in the present construction climate is necessary.

He explained that other than receiving, like the other rural AOGs have received, the Rural Planning Program funding, which funds planners in each region, a planner and a half, essentially. We have not been to the CIB for 20 years. Way back in 2002, the late John Williams, who was our executive director at the time, was able to receive an \$80,000 CIB grant to procure built-in SteelCase brand office furniture cubicles and desk units in our open-office-format building. He explained that the furniture, despite being 20-years-old, is still just like new. He explained that that is the only money we have ever received from CIB for this building.

Mr. Zabriskie said that while it is up to the CIB board to determine the funding, and in what amount and whether it is a grant, or a loan, or some combination. He explained that we are requesting this funding as a grant as our AOG does not have a fixed revenue stream that is necessary to service long-term financing through a bond, and we are not a taxing entity. This is the same circumstance that all of the other AOGs are in, but in this case, we are not going in asking for a new building as we have a nice building, the building is mostly functional, with the exception of the sewer, it is just not fully functional to the extent we need and this project will help make it fully functional and help to insure that it remains functional, it is hoped, for its next 20 years of use.

Mr. Zabriskie turned the floor back to the Chair for his opening of the public hearing, which is to solicit comments and any concerns by anyone who may be directly, or indirectly affected, by the proposed project, so that we can modify the application as needed. Mr. Zabriskie noted that the Public Hearing was duly advertised on the Utah Public Meeting Website, as a hearing, and the public was invited to utilize the Zoom online meeting to more conveniently participate, or they could participate in person.

The Chair called open the public hearing to solicit comments and any concerns by anyone who may be directly or indirectly affected by the project. There was no one in the audience., or anyone on the Zoom meeting specifically for this hearing. Commissioner Almquist mentioned that this was an important project as the aging services provided by the Association are very important in his county (Washington County). Several other commissioners echoed that and are supportive of the work that the Association staff has done to get this project mature and ready to apply. It was again mentioned by Mr. Zabriskie that the Tonaquint office building and property is the only one owned by the Association. He said that the rest of our services, throughout the five-county region, are provided from leased space.

Seeing that there was no additional comments or public comments, the Chair closed the public hearing.

**AGENDA ITEM VI. REGION'S 2nd TRIMESTER CIB APPLICATIONS REVIEW BY THE STEERING COMMITTEE**

The Chair again turned the time over to Mr. Zabriskie to review the applications to the CIB. Mr. Zabriskie explained that the CIB's adopted administrative rules call for the governing board of each association of governments where an entity that is applying for funding from the Utah Permanent Community Impact Fund Board to review the application and determine one of three options: 1) support the application/project; 2) remain neutral on the application/project; and 3) not support the application/project.

Mr. Zabriskie explained that there were four applications from the five-county region in this second trimester of the CIB program year with the first project being one from Brian Head Town, where they applied to do a waterline project which is a combination of providing water, but the main reason is to provide fire flows in an area currently without adequate fire flow. He said they will install 3,000 feet of eight-inch water line and put fire hydrants in to provide for fire protection up in an area known as the Snowshoe and Toboggan fire protection area. He mentioned the Brian Head fire of several years ago. He said this project is going to help areas that are at a fire risk to have better fire protection. He said they are requesting \$355,000 as a grant from CIB. He explained that the CIB board will actually make a decision on how the funding is made, but that is the town's request. He said that the town has other funding in this project, as well as local dollars into the project with the total project cost of \$857,000. He said that they are putting in, either through themselves, or through other funding sources, the remainder of the \$500,000 needed.

Mr. Zabriskie said that the second project is the one from the Five County Association of Governments. He said that he will not go into detail on this one as it was just covered by him in the public hearing. He explained that the exact amount being applied for is \$739,566. He said the Association has expended \$60,000 in the architectural and engineering for this project from Association funds. This project will help to keep the Association-owned building functional for years to come.

Mr. Zabriskie said that the third project is from the Kane County Local Building Authority. He explained that the project is to build a building that is called the Kane County Community Outreach Center. He said that this outreach center will have a number of different functions in there: the drug court; the new location of the Kane County Care and share which is currently housed in essentially a "tough shed", and some metal containerized cargo units, that are up at the old senior center location up on the hill above town. He said that facility is very inadequate and dangerous, and it is not appropriate for a food pantry. He said that this new building will also house the Kane County Office of Tourism and Events and it will also be the Building and Grounds Maintenance building for storing materials for Kane County like sprinkler parts, electrical equipment, and that kind of stuff that Kane County has. He said this is truly a multipurpose community outreach center. He said they are requesting approximately \$2.8 million for this project, with approximately \$2.5 million as a loan and a \$340,000 grant for the project.

Mr. Zabriskie said that the fourth and final project to be reviewed is one from Parowan City which is a request for funding for a new Parowan City swimming pool complex. He said it is a 17,000 square foot building with eight lanes of a competition health and wellness pool and the fitness center as well. He said that they are asking for \$10,960,000 from CIB with that as a \$3.3 million loan and a \$7.6 million grant. He again emphasized that the CIB board has a funding tool that they use, and it recommended this project be all loan, but again the CIB board will make the final



determination of what the actual funding is. He said that this is what the City has asked for in their application.

Mr. Zabriskie explained to the Chair that the Steering Committee can do the review as a block, or can do them individually if there is a concern with an individual project, as has been done in the past where the Committee has decided to remain neutral on a specific project.

The Chair, seeing that there was a consensus of the board members to review the four applications as a block, called for a motion on the 2<sup>nd</sup> Trimester CIB Applications from jurisdictions in the Five County AOG region.

**Mr. Dale Brinkerhoff offered a motion that the Steering Committee support all four applications that were presented. That motion was seconded by Mr. Tyler Fails.**

The Chair after asking for any needed discussion, and seeing there was none, called for the vote.

**The vote of the members in-person and on the videoconference was unanimous in the affirmative to approve the motion to support all four of the CIB applications.**

#### **AGENDA ITEM VII. FIVE AND SIX COUNTY CONGRESSIONAL BRIEFING FOLLOW-UP**

The Chair took the floor to describe the Five and Six County Congressional Briefing. He said that there is not a lot to follow-up on other than the fact that we had those people out here in August and to him he felt it was very successful. He said that because of their staff participating, he had a chance to fly to Washington in September and had a meeting with several congressmen because of the relationships that were built. He said that a member of one of their staff came out to the congressional briefing and as a result he was able to get in touch with him to get a personal meeting with those congressmen and Congressman Chris Stewart during the same trip. He said that this is the benefit of having a Five and Six County Congressional Briefing. The Chair said that they are already in the planning stages for next year. The Chair said that what is amazing is when they come out here, there is one day that is spent traveling down through the state and at the end of the day ending up at Johnson Ranch by Salina where it is wonderful they get to meet the family there, especially the little boys, and little girls, that are great cowgirls and cowboys. He said the attendees are given the opportunity to listen to the family and how they live. He said they are also given a chance to learn how to ride a four-wheeler, ride a horse and shoot a gun. He said it is amazing what response they get from the attendees. He said that the next day they actually get to go riding ATVs and UTVs and it is amazing how much they love it, especially riding out on public land. He said that they get to see the whole gamut of public lands and it is amazing what they learn. He said that when we first met these staffers that came out, it was a pretty hardcore group, and he was skeptical at first about this particular group, with some having derogatory attitudes towards rural people. He said that after everyone got done at the ranch, those with that attitude completely changed, because of the experiences they had there. He said that this is the benefit of having these staffers come out here, because most of them are from the east coast so they do not know what rural life is about. He said that when they came out here they had their guard up and thought they were going to be preached to, or trying to propagandize. He said that, especially when they got to that ranch, they got to meet rural Utahns and got to experience what rural Utah actually is like. He said that they got to understand what our values are, and why we do

the things that we do. He said that all the things that they hear from the media on the coast, including all the things they are bombarded with from all of the non-governmental organizations, all of that goes away and they actually get to understand what rural Utah is about. He said that while they may not agree with us, and they may not join our side on everything, at least they come away with a much better understanding, and they see that we are not these evil people that just want to destroy our environment.

The Chair wound up his report by stating that Five County loves teaming up with Six County for this annual event. He said that every year it is a new group that comes out. He says it is a goal to eventually do a “family reunion” of sorts back in Washington, DC in February, so that we can have all of them from all the groups that have come out to the Briefing meet together at Capitol Hill.

### **AGENDA ITEM VIII. CONGRESSIONAL STAFF UPDATES**

The Chair turned the time over to Heath Hansen to give a report from Senator Mike Lee’s office. Mr. Hansen said federal government funding has been extended until December 16<sup>th</sup>. He said that Senator Lee would have preferred that it went past the election into 2023. He said that now they are going to have a lame duck session, which is always dangerous for the country, especially given all the spending. He said that Senator Lee and seventeen other senators send a letter to leadership strongly urging them to if they are going to kick the can, to get down into the next congress, but that did not happen. He said that Congress will be back in session in mid-December to try to hammer out a spending bill. He said that Senator Lee has been very involved in efforts to curtail online child exploitation and has had an opportunity to work on those issues on the Judiciary Committee and also on the Commerce Committee. He said that Utah law enforcement has reported that since 2020, we have had a 600% increase in child exploitation-related cases and child sexual abuse cases in Utah. Nationally, he said, there has been a 35% increase in child online pornography, so it is becoming an epidemic. He said that Senator Lee is working with the CEOs of Instagram, Facebook, all these places, to try to get them to tighten up their restrictions. He said that the Senator has actually had some success in the past few weeks. He said that the Senator just recently introduced a bill called the Protect Act which would require all pornography sites to acquire consent from people who are uploading content, and from anyone who is depicted in the content. He said the Act would require they have to get consent on a verified form proving that these participants are not minors, that they are of age to make those decisions. He said that the Senator received a letter signed by 200 survivors of online child exploitation urging members of congress to sign on to the bill. He said that Senator Lee is hoping they can get some movement on that bill next year. The Senate passed an international treaty that would require countries to reduce and eventually phase out their use of hydrofluorocarbons that are used in refrigeration technologies. He said that Senator Lee voted against it and thinks that it is more of a market-based thing, and government should not be involved. He said that one of the successes in that treaty that Senator Lee had that was not in the original treaty was a change from the original wherein it originally identified China as a developing country and would exempt them from any of the regulations. He said that Senator Lee and Senator Sullivan from Alaska introduced an amendment that would strip out that provision so that China must abide by all the rules that America and all the other developed nations of the world have to go up against. He said that amendment passed 96 to 0. He said that Senator Lee was successful in getting his Formula Act passed, which would reduce restrictions on imports of baby formula. He said that this did not do anything for our domestic producers, so with the help of members of the Senate and the House



from both parties to get another bill, basically a “Formula Act 2.0”, that would make it easier for the U.S. to import the powder that our domestic producers use to make baby formula. He said that Senator Lee said that now we can actually get our domestic production of baby formula going more quickly. He said President Biden signed that bill into law just a few weeks ago. Mr. Hansen said that for this group, especially for Kane and Garfield counties, the Grand Staircase - Escalante National Monument has put out calls for nominations for the Monument Advisory Committee. He explained that they are looking for an elected official from Garfield County and one from Kane County. He said that they are also looking for a grazing permittee that operates in the monument to be on this advisory committee. He said that they have five or six open positions they are looking for nominations for, including a guide and outfitter. He said that is the Steering Committee has nominees, people that they want to be nominated, to please let the congressional delegation know.

The Chair turned the time over to Mr. Kyle Wilson to give a report from Senator Mitt Romney’s office. Mr. Wilson said that he wanted to double down on how successful the congressional briefing event was. He said that a handful of those who were out here are going to come back and hike Zion National Park. He said that those relationships are going to be invaluable going forward. He echoed Mr. Hansen’s comments on the Monument Advisory Committee. He said that it would be wonderful to have some voices on that committee that could balance out the prevailing perspective, if you will. He explained that Lake Powell right now is about four or five inches away from shutting down large vessel launches on the Bullfrog Marina ramp, so they are watching that. He said that they are currently working on negotiations with Democrats to amend their marriage equality bill, and are happy with the protections for religious observation that they are getting in there, but it is still a work in progress. He said that every time he opens his e-mail in the morning, he sees another announcement from the U.S. Department of the Interior about infrastructure money coming to Utah for wildfire fuels mitigation and watershed restoration initiative type things. He said that they are just super happy to see that, and those resources are there to continue to use going forward. He echoed what Mr. Hansen said about President Biden signing the continuing resolution to fund the government through December 16<sup>th</sup>, and that Congress is out of session until mid-next month. He finished by saying if there was anything he can do for the Steering Committee members, to let him know.

The Chair turned the time over to Ms. Cindy Bulloch to give a report from Congressman Chris Stewart’s office. She also stated that Congress is not in session. She said they are doing another set of community project funding workshops so if anyone is interested or did not get to go to those in the first round, to let her know. She said that they have them planned on October 27<sup>th</sup>. She said there will be one in Cedar City at 10:00 A.M., and one in Richfield at 3:00 P.M. She said that it will be the same presentation that was done earlier. She added that if anyone cannot go but wants some information, she can send them the PowerPoint. She said that the PowerPoint will probably just elicit more questions, but at least the person watching will know what to ask. She finished her update by stating that these are what used to be called “earmarks”, but they do not call them that anymore, but it is in essence what they are.

#### **AGENDA ITEM IX. STATE AGENCY UPDATES**

The Chair turned the time over to Mr. David Busk, who is with the Utah Department of Workforce Services who said that nothing really has changed in our employment situation, with all of our

counties between 2.0% and 2.3% unemployment rate with the exception of Garfield County which is 5.9%. He said he does not know what is going on over there, but that is just the nature, it has always been that way that it is relatively higher than the other four counties in our region. He said he thinks that it is because of the tourism and it's seasonality. He said that there is a ton of remote work opportunities, so they are looking at ways, if they can brainstorm some things, to maybe flatten out some of the seasonal unemployment that they see over in Garfield County. He said that in November they have a brainstorming mastermind session with the Innovation Plaza folks and Southern Utah University, and some of our education providers, to see what they can do to help job seekers understand how to take advantage of remote work, and how to progress in a remote work environment. He said that they are also looking at things where they can provide education for businesses on how to more effectively take advantage of remote work. He said that this idea of portable work might help places like Garfield County, if they can port work into Garfield County for those who want it. He said that last week they held a job fair in Beaver County. He said it was a small job fair, but they had a dozen employers, or so, there and they had job seekers there. He said that even though it was small, there were some good connections made. He said that other than that, he did not have anything else to update.

The Chair thanked Mr. Busk for being at the meeting.

#### **AGENDA ITEM X. UNIVERSITY UPDATES**

Mr. Zabriskie informed the Chair that Mr. Henrie Walton, who serves on the Steering Committee, as a ex-officio (non-voting) member representing Utah Tech University, had informed the AOG that he would not be able to join with the other Steering Committee members today and asked to be excused. Mr. Zabriskie said that the Southern Utah University representative on the Steering Committee had not responded prior to the meeting, but was invited.

#### **AGENDA ITEM XI. LOCAL AFFAIRS DISCUSSION**

Mr. Brian Thiriot brought up the fact that the November Steering Committee meeting will be coming up soon, on November 9, 2022, because the October meeting was held one week later on October 19<sup>th</sup>. He said that at that meeting, representatives of the governor's office be in attendance to have a conversation on growth. It was decided, by consensus of the members of the Steering Committee that the November 9<sup>th</sup> meeting will be held again in the Festival Hall and that Mr. Thiriot would get the rooms reserved for that upcoming meeting.

#### **AGENDA ITEM XIV. ADJOURNMENT**

The Chair again thanked all for attending the meeting and seeing that there was no further business to discuss or act upon, and using his non-debatable prerogative, adjourned the meeting at 2:55 p.m.

These minutes were transcribed and typed by Mr. Gary Zabriskie, Deputy Director at the Five County Association of Governments.

## AGENDA ITEM # IV.

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

#### FIRST PUBLIC HEARING NOTICE

Notice is hereby given that The Five County Association of Governments will hold a public hearing on Wednesday, November 9, 2022, at 1:30 p.m. MST.

**MEETING ADDRESS:** FESTIVAL HALL; 105 N. 100 E., COMBINED ROOMS 5&6, CEDAR CITY, UTAH, 84720

Electronic participation on Zoom is also available using the following link:

<https://zoom.us/j/98697043631?pwd=MWlVYStsd0dDdlpQQUE3NzkyZW5lUT09>

or if joining directly from the Zoom videoconferencing app use the following:

Zoom Meeting ID: 986 9704 3631

Zoom Passcode: 12345

The Five County Association of Governments is eligible to apply to the Utah Department of Workforce Services for funding under the Community Development Block Grant (CDBG) Small Cities Program, a federally funded program administered by the State of Utah, Housing and Community Development Division (HCD). The Five County Association of Governments is eligible to apply for CDBG funding provided Five County Association of Governments meets the applicable program requirements.

The purpose of the public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications. This public hearing will cover eligible activities, program requirements, and expected funding allocations in the region. The CDBG Program can fund a broad range of activities, including, but not limited to: construction of public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real property, and provision of public services such as food banks or homeless shelters. In the event the Five County Association of Governments chooses to apply for CDBG funding, a second public hearing will be held, at a later time, to discuss the project.

Further information can be obtained by contacting Cody Christensen at 435-673-3548 extension 165. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this hearing should notify Cody Christensen at the Five County Association of Governments office at 1070 W 1600 S, Building B, St. George, UT 84770 at least three days prior to the hearing. Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.

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